



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 28, 2022
6:00 PM
City Hall – Room 128

Watch: <https://www.youtube.com/user/westalliscitychannel>

7. Ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan.

Overview

This proposal would rezone 64 properties along the W. Lincoln Ave. corridor. 62 of these properties are currently “split-zoned” C-2 and RB.

The proposed zoning changes are intended to:

1. Eliminate split zoning (where a single property is in multiple zoning districts) to avoid confusion
2. Align the corridor’s zoning with the 2040 Comprehensive Plan and Future Land Use Map
3. Encourage more organized and consistent development
4. Guide future development towards the City’s vision of a vibrant, active, commercial and residential mixed-use corridor

Most proposed rezonings will change a property’s zoning from “split” (ex: C-2 commercial and RB residential) to the most appropriate district of the two. Properties directly along Lincoln Ave will typically be adjusted to solely a commercial district while properties that are not directly along Lincoln Ave will typically be adjusted to RB.

Feedback

A mailer was sent to property owners of impacted properties. A public information meeting was held Tuesday, September 13. 2 people attended. A notice of public hearing was also published in the Official City newspaper.

Staff has received general inquiries, and one request to maintain status quo for a property that is not split zoned, but otherwise no objections to date.

Recommendation: Recommend Common Council approval of the ordinance to amend section 19.01, the Official West Allis Zoning Map, for certain properties along the W. Lincoln Ave. corridor in alignment with the 2040 Comprehensive Plan. Scheduled for October 18, 2022.